097.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,100 / 845,100
					USE VALUE:	845,100 / 845,100
					ASSESSED:	845,100 / 845,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORSETTI CHRISTOPHER S
Owner 2:	CORSETTI SUZANNE M
Owner 3:	
Street 1:	112 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REDDING EDWARD E & CLAIRE E -
Owner 2:	-
Street 1:	112 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,780 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Aluminum Exterior and 1855 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10780.000	324,700		520,400	845,100
Total Card	0.247	324,700		520,400	845,100
Total Parcel	0.247	324,700		520,400	845,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.58 | /Parcel: 455.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63594
GIS Ref
GIS Ref
Insp Date 09/13/18

PREVIOUS ASSESSMENT

Parcel ID 097.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,600	0	10,780.	520,400	845,000	845,000	Year End Roll	12/18/2019
2019	101	FV	265,200	0	10,780.	520,400	785,600	785,600	Year End Roll	1/3/2019
2018	101	FV	264,600	0	10,780.	446,000	710,600	710,600	Year End Roll	12/20/2017
2017	101	FV	264,600	0	10,780.	416,300	680,900	680,900	Year End Roll	1/3/2017
2016	101	FV	264,600	0	10,780.	356,800	621,400	621,400	Year End	1/4/2016
2015	101	FV	263,300	0	10,780.	319,700	583,000	583,000	Year End Roll	12/11/2014
2014	101	FV	263,300	0	10,780.	295,900	559,200	559,200	Year End Roll	12/16/2013
2013	101	FV	263,300	0	10,780.	282,100	545,400	545,400		12/13/2012

!7935!

PRINT

Date	Time
12/10/20	22:32:00

LAST REV

Date	Time
10/01/18	15:01:46

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7935

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REDDING EDWARD	41510-323		11/25/2003		470,000	No	No		
	13048-109		8/31/1976		67,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2011	576	Re-Roof	7,600					
1/26/2007	55	Redo Kit	2,500					
3/8/2002	141	New Wind	12,080	C				11 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
6/4/2009	Info At Door	189	PATRIOT
4/5/2004	MLS	HC	Helen Chinal
11/8/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
10/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10780		Sq. Ft.	Site		0	70.	0.69	4									520,380						520,400	

Total AC/HA: 0.24747 | Total SF/SM: 10780 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,380 | Spl Credit | Total: 520,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00390458
Adj $ / SQ:	128.751
Other Features:	97651
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441132
Depreciation:	116459
Depreciated Total:	324673

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

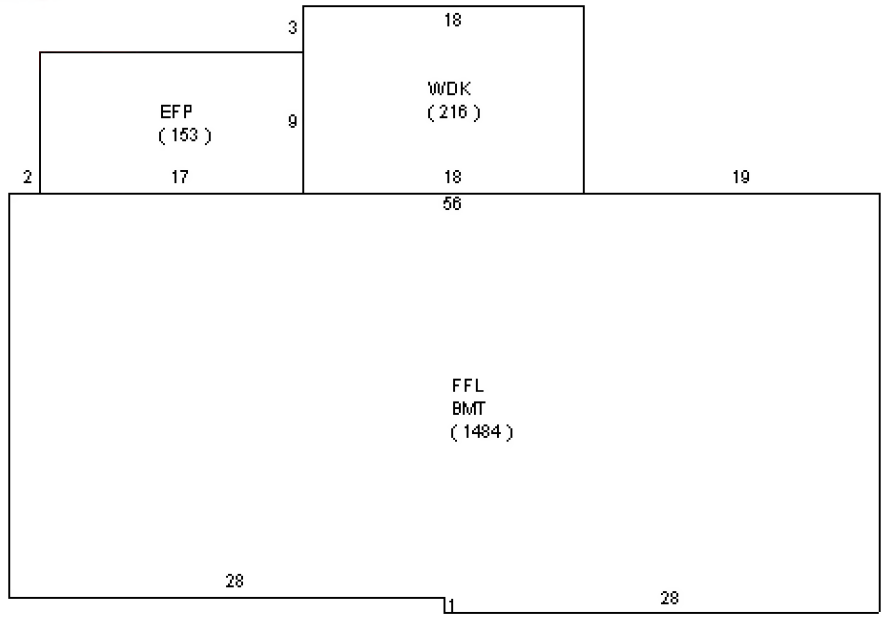
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	155.79
Special Features:	0	Val/Su Net:	97.30
Final Total:	324700	Val/Su SzAd	218.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,484	44.900	66,634
FFL	First Floor	1,484	128.750	191,066
WDK	Deck	216	10.670	2,305
EFP	Enclos Porch	153	45.190	6,915

Net Sketched Area: 3,337 | Total: 266,920

Size Ad 1484 | Gross Are 3337 | FinArea 1855

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: